

WEST VALLEY CITY, UTAH

ORDINANCE NO. 08-56

Draft Date: _____

Date Adopted: _____

Effective Date: _____

AN ORDINANCE AMENDING THE ZONING MAP TO SHOW A CHANGE OF ZONE FOR PROPERTY LOCATED ON THE SOUTHWEST CORNER OF LAKE PARK BLVD. AND CORPORATE PARK DR. FROM ZONE 'M' (MANUFACTURING) TO 'R-1-8' (RESIDENTIAL SINGLE FAMILY, MINIMUM LOT SIZE 8,000 SQUARE FEET)

WHEREAS, the West Valley City Planning Commission has reviewed and made a recommendation to the City Council concerning the proposed zoning change pursuant to Chapter 9 of Title 10, Utah Code Annotated 1953, as amended, and the West Valley City Zoning Ordinance; and

WHEREAS, a public hearing before the City Council of West Valley City was held after being duly advertised as required by law; and

WHEREAS, the City Council of West Valley City finds that such zoning change should be made;

NOW, THEREFORE, BE IT ORDAINED by the City Council of West Valley City, Utah:

SECTION 1. ZONING CHANGE.

The property described in application #Z-7-2008, filed by Zions Securities Corp. located on the southwest corner of Lake Park Blvd. and Corporate Park Dr. is hereby reclassified from zone 'M' (manufacturing) to an 'R-1-8' (residential single family, minimum lot size 8,000 square feet) zone, said property being more particularly described as follows:

BEGINNING at a point on the easterly right-of-way line of Highbury Parkway, said point being North 89°48'43" East 439.19 feet along the south line of Section 24, Township 1 South, Range 2 West, Salt Lake Base and Meridian from the South Quarter Corner of said Section 24, said point also being on the arc of a 442.50 foot radius curve to the left, the center of which bears North 50°21'20" West; thence along said easterly line in the following five courses: 1) Northerly 268.48 feet along said curve through a central angle of 34°45'49" and a long chord of North 22°15'46" East 264.38 feet to a point of compound curvature of a 73.26 foot radius curve to the left, 2) Northerly 25.53 feet along said curve through a central angle of 19°57'58" and to the right, 3) Northerly 40.34 feet along said curve through a central angle of 44°58'11" and a long chord of North 07°23'59" East 39.31 feet, 4) North

29°53'04" East 29.20 feet to a point of tangency of a 50.00 foot radius curve to the right and 5) Northeasterly 42.65 feet along said curve through a central angle of 48°52'34" and a long chord of North 54°19'21" East 41.37 feet to the southerly right-of-way line of Lake Park Boulevard; thence along said southerly line the following nine courses: 1) North 78°45'38" East 253.11 feet to a point of tangency of a 185.50 foot radius curve to the right, 2) Easterly 36.39 feet along said curve through a central angle of 11°14'22" and a long chord of North 84°22'49" East 36.33 feet, 3) East 590.15 feet to a point of tangency of a 164.50 foot radius curve to the left, 4) Easterly 39.58 feet along said curve through a central angle of 13°47'09" and a long chord of North 83°06'26" East 39.48 feet, 5) North 76°12'51" East 8305 feet to a point of tangency of a 50.50 foot radius curve to the right, 6) Easterly 49.23 feet along said curve through a central angle of 55°51'07" and a long chord of South 75°51'35" East 47.30 feet, 7) South 47°56'02" East 28.65 feet to a point of tangency of a 135.50 foot radius curve to the right, 8) Southeasterly 70.70 feet along said curve through a central angle of 29°53'38" and a long chord of South 32°59'13" East 69.90 feet and 9) South 18°02'24" East 112.80 feet to the Westerly right-of-way line of Corporate Park Drive and a point on the arc of a 940.00 foot radius non-tangent curve to the left, the center of which bears North 85°29'42" East; thence along said westerly line Southerly 240.55 feet along said curve through a central angle of 14°36'45" and a long chord of South 11°50'11" East 239.90 feet to said south line of Section 24; thence South 89°48'43" West 1,334.88 feet to the POINT OF BEGINNING. Said parcel contains 484,588 square feet of 11.12 acres, more or less.

SECTION 2. ZONING MAP AMENDMENT.

The West Valley City Zoning Map shall be amended to show the change.

SECTION 3. EFFECTIVE DATE.

This ordinance shall take effect immediately upon posting, as required by law.

DATED this _____ day of _____, 2008.

WEST VALLEY CITY

MAYOR

ATTEST:

CITY RECORDER